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What will Los Angeles County be like in the years ahead? What should we do to create a better living environment for our citizens? We need your help in shaping the future.

SHAPING THE FUTURE

Dramatic changes are altering and reshaping communities throughout Los Angeles County. Population growth has stopped. Jobs are harder to find. Housing and energy costs are up. These changes directly affect every resident.

Attitudes have changed. The idea that growth for growth's sake is good is being questioned. There is growing concern about the quality of life. The emergence of consumer and environmental protection movements illustrates this concern. Families are smaller. Women's roles are shifting significantly. Rising rates of inflation and crime have created insecurity and uncertainty.

Many citizens are concerned about the role of government in setting a direction for the future. The concern centers around issues of cost and responsiveness. People expect a stronger, more direct voice in government decision-making and more effective use of governmental resources.

In response to many of these emerging attitudes and problems, Los Angeles County is revising and updating its general plan. This plan will be a major tool for coping with change and shaping the future. Citizens, business and government cannot make sensible choices unless they have a picture of the future in which to fit day-to-day decisions. With careful planning we can maximize the opportunities for improving the quality of life for all citizens. The plan must be responsive to the changing needs and aspirations of

local citizens. Now you have an opportunity to assist in shaping the future. We want your suggestions and recommendations about the direction and approach that the plan should take.

To aid you in reaching a decision about the County's future, we have developed four alternative directions in which we might head. It is not easy to make a choice. Our resources are limited, so tradeoffs are unavoidable.

The Regional Planning Commission, with the assistance of the County-wide Citizens' Planning Council, has been hard at work revising the general plan for Los Angeles County. The revised plan will deal with land use, open space, resource conservation, economic development, transportation, and housing. The following steps are involved:

- Identifying Critical Needs and Goals
- Setting Alternative Directions
- Public Review of the Alternatives
- Evaluating the Results of Public Review
- Making a Choice of Direction
- Preparing a Proposed Plan Based on the Choice
- Hearings by the Regional Planning Commission
- Hearings and Adoption by the Board of Supervisors

We are presently in the public review stage. Public comment is being invited through widespread circulation of this report and a sample survey of public opinion. Also, community meetings and a workshop will be held during January and February, 1977.

The results of this public review will be submitted to the Regional Planning Commission. The Commission, in turn, will indicate the direction the staff should take in putting the general plan in final form.

The general plan is scheduled for completion in July, 1977. Public hearings before the Regional Planning Commission and the Board of Supervisors will be held later in the year. Please study this material carefully and use page five to let us know your opinions.

Refer to the following schedule of community meetings and telephone (213) 974-6458 for confirmation of meeting times.

Public Meetings  
on General Plan Alternatives

January 5  
7:30 p.m.  
Southwest Area  
Lomita City Hall  
Council Chamber  
24300 Narbonne  
Lomita, 90717

January 6  
7:30 p.m.  
West Valley  
Calabasas High School  
Multipurpose Room  
22855 Mulholland Hwy.  
Calabasas, 91302

January 11  
7:30 p.m.  
West Hollywood  
W. Hollywood Elem. School  
Auditorium  
970 Hammond St.  
West Hollywood, 90069

January 12  
7:30 p.m.  
Santa Monica Mountains  
Malibu Civic Center  
Community Building  
Multipurpose Room  
23519 W. Civic Center Way  
Malibu, 90265

January 13  
7:30 p.m.  
South Central Area  
Roosevelt Park  
Community Meeting Room  
7600 Graham Ave.  
Los Angeles, 90001

January 18  
7:30 p.m.  
Santa Clarita Valley  
Placerita Jr. High School  
Multipurpose Room  
25015 N. Newhall Ave.  
Newhall, 91321

January 19  
7:30 p.m.  
Southeast Area  
Clifton Brakensiek  
County Library  
Community Meeting Room  
9945 E. Flower  
Bellflower, 90706

January 20  
7:30 p.m.  
San Gabriel Valley  
Wilson High School  
Multipurpose Room  
16455 E. Wedgeworth  
Hacienda Heights, 91745

January 25  
7:30 p.m.  
East Los Angeles\*  
ELA Neighborhood Center  
Room 109  
133 N. Sunol Dr.  
Los Angeles, 90063

January 26  
7:30 p.m.  
Central Area  
Hall of Records  
Hearing Room 150  
320 West Temple Street  
Los Angeles 90012

January 27  
7:30 p.m.  
Antelope Valley  
El Dorado Elem. School  
Cafetorium  
361 East Pondera  
Lancaster, 93534

\*Sponsored by El Comité del Estudio de la Comunidad

ALTERNATIVE  
DIRECTIONS  
FOR  
LOS ANGELES  
COUNTY





THE CHANGING 70's

The early 1970's was a period of dramatic change for Los Angeles County. It is urgent now to evaluate where we are, search for new solutions to our problems, and set new directions for the future.

What important changes occurred? What's been happening to our people, economy, communities and natural environment?

The County, long noted for its rapid population growth, stopped growing. During the past six years the population has remained stable at about 7 million. But beneath this appearance of stability, significant changes occurred in the make-up and distribution of the population. While newer suburban areas continued to grow, many older neighborhoods suffered sharp population losses. Lower income families replaced middle income families who moved away. Elderly people and racial and ethnic minorities increased both in number and in proportion to total population.

Jobs increased rapidly, but not nearly enough to keep pace with the growing number of people seeking employment. Many more women and young people entered the job market. Fewer new industries located in the County and many local firms moved out. Unemployment rates went up and stayed there. Inflation struck with far-reaching impact and reduced living standards.

Even though population growth stopped, the housing stock increased significantly. However, the rate and volume of the increase was dramatically lower than before. Housing construction continued because a rapid decline in family size resulted in a need for more houses to serve the same number of people.

The cost of housing rose sharply and priced most families out of new home ownership. Rising maintenance costs and sharply increased taxes threatened many other people with financial burdens, and forced some to sell their homes. Deterioration of housing accelerated due to aging and lack of proper maintenance of housing built in the 1940's and 1950's. Abandonment of housing appeared as a new problem. Deterioration and spiralling costs led to a real crunch in the ability of poor people to find adequate housing.

We continued our love affair with the automobile, but the cost of buying and using the private auto increased sharply. Freeway construction virtually ceased and new restrictions were placed on highway use. The number of people needing public transportation grew, but the quality of service remained low.

The era of cheap, abundant resources suddenly ended. Prime land became scarce and expensive. Energy shortages forced prices upward and costs of other key resources also increased.

Old environmental problems persisted and new ones appeared. Air pollution remained a serious issue in spite of some limited improvements. Little headway was made in reducing urban blight. Earthquakes, oil spills, mudslides, floods and fires forcefully reminded us of our vulnerability to natural and man-made disasters. Urban development encroached upon the coastline. The threat of restricted public access and damage to coastal resources led to new regulations.

Los Angeles County taxpayers raised an outcry against increasing property taxes to support the cost of local government. Yet, pressures for more and better public services continued while health, education and welfare costs spiralled.

The position of Los Angeles County within the Southern California region changed significantly. While population growth stopped in Los Angeles County, the neighboring counties of Orange, San Diego and Ventura continued to grow rapidly. Much of this growth resulted from the outmigration of middle income families from Los Angeles County. Not surprisingly, the County's share of regional employment also declined as other counties captured a larger part of the region's economic growth.

Nevertheless, Los Angeles County has many strengths. It maintained its position as the second largest metropolitan economy in the nation. In terms of manufacturing employment, the County would rank as the seventh largest state. Despite growing environmental concerns, it still ranks in the top third in terms of quality of life-indicators according to a recent national survey.\*The decline in the population growth rate can give us a chance to catch up with and solve many problems that simply overwhelmed us in the past.

In comparison with many large urban areas in the East and Midwest, Los Angeles County is still relatively young. With careful planning, we can face up to our critical needs and thus avoid the problems that plague older metropolitan areas. We can make Los Angeles County a more attractive place in which to live and work.

\*Quality of Life Indicators in the U. S. Metropolitan Areas, 1970, Ben-Chieh Liu, Ph.D. Midwest Research Institute, Kansas City, Mo., 1975.

CRITICAL NEEDS

A number of our old needs persist, and we face many new ones. Some of the most critical needs are to:

- Save energy
- Improve air quality
- Save water
- Provide more jobs
- Provide more affordable homes
- Preserve the natural environment
- Protect from natural hazards
- Prevent urban blight and deterioration
- Enhance equal opportunity
- Improve public transportation
- Improve health, education and crime control
- Promote the efficient use of government resources

We don't have the resources to fully meet all these needs at the same time. Since our resources are limited and opinions about priorities differ, it is necessary to explore alternative ways of meeting these needs.

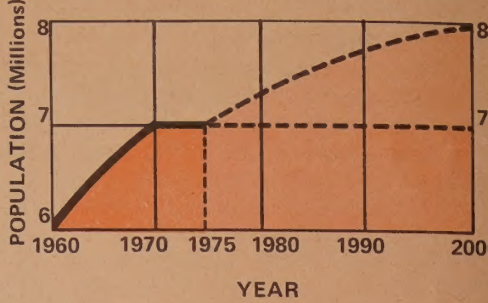
FOUR DIRECTIONS

Four alternative directions have been developed to help you review different strategies for meeting these needs in the future. The alternatives embody different approaches for guiding urban growth, providing jobs and housing, protecting the environment, conserving natural resources and delivering services. They are designed to bracket the range of realistic possibilities and to stimulate public discussion and review.

In the formulation of the four alternatives, two basic dimensions are considered: *population level* and *urban pattern*.

Since 1970, the total *population level* of Los Angeles County has not grown and a low figure of 7 million in the year 2000 simply represents an extension of recent trends. On the other hand, a major effort to expand the economy and capture a

significant share in the future growth of Southern California could generate population expansion to a probable high of 8 million by the turn of the century.



Two possible future *urban patterns* are being considered. One choice is to encourage a dispersed pattern with the emphasis on development in the newer suburbs and at the outer fringes of the presently built up areas. This has generally been the traditional trend of urban development but will increasingly result in the abandonment of older urban areas. The dispersed pattern — even if clustered — will result in a somewhat lower average density of development than we have at present.

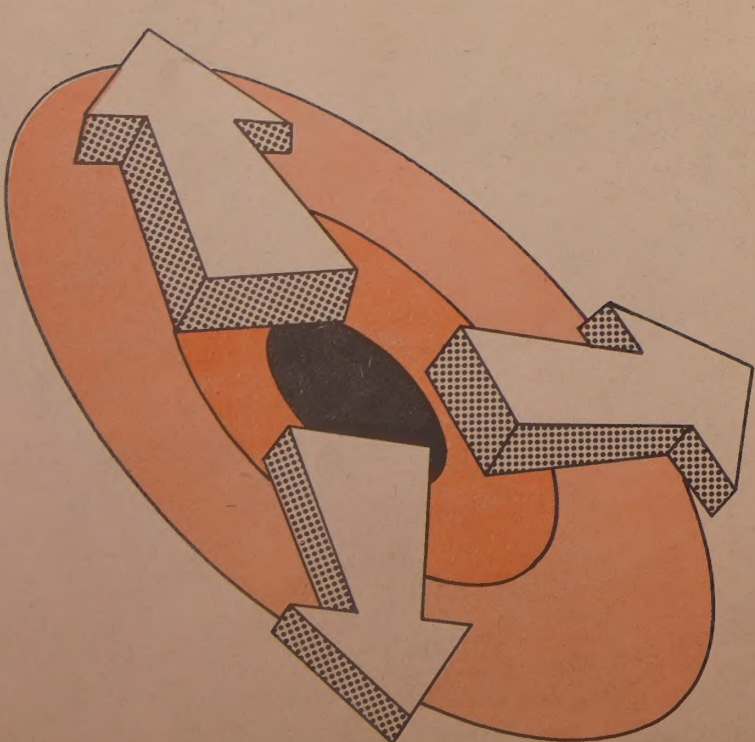
The other choice is to encourage a concentrated urban pattern with emphasis on filling in existing suburban areas and on rehabilitating and reconstructing the older urban areas. This will require new incentives to attract investments to the older urban areas and new strategies to restrain fringe development. The concentrated pattern will result in a somewhat higher average density of development throughout the built up area than we have at present.

The two population levels and the two urban patterns result in four alternatives. "A" features a population of 7 million people and a dispersed lower density urban pattern. "B" provides for a population level of 7 million people and a more concentrated urban pattern. "C" involves a population of 8 million people and a lower density urban pattern. "D" provides for 8 million people and a higher density urban pattern.

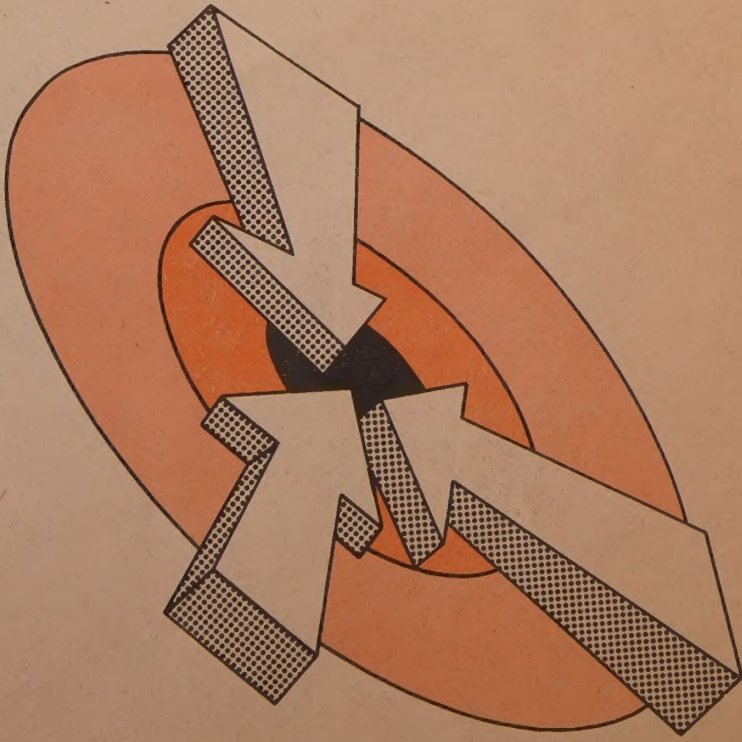
	Dispersed	Concentrated
Population 7 Million	A	B
Population 8 million	C	D

Each alternative is more fully described on the following page.

urban pattern choices



DISPERSION



CONCENTRATION





ALTERNATIVE A

If we choose to move in the direction of Alternative A, Los Angeles County could look something like this at the turn of the century. . .

There are 7 million people, about the same number as today. More people live in the suburbs. Fewer people live in older inner city neighborhoods. More low and moderate income families live in the suburbs and urban fringe areas.

Major Features of Alternative A

	Year 2000	Net Change from 1975
Population	7,000,000	Little or None
Jobs	3,540,000 jobs	+209,000 jobs
Total Dwellings	2,893,000 units	+186,000 units
Low Density*	1,756,000 units	+ 38,000 units
Medium Density**	1,137,000 units	+148,000 units
Vacant Land Converted to Urban Uses		+ 70 square miles
Older Urban Area Rehabilitated or Rebuilt		+ 90 square miles

There are substantially more jobs. All of the increase is located in suburban and fringe areas.

The housing stock is significantly larger. Most of the new dwelling units are found in the newer suburbs and the urban fringe areas at low densities, including significant numbers of new single family homes.

Although the population has not grown, the metropolitan urban area has expanded considerably beyond its 1975 boundaries. Some new shopping centers have been built in suburban areas. No major revitalization of inner cities has occurred. The older urban areas have thinned out and many neighborhoods have been abandoned. New low and moderate income housing is located in suburban areas to provide proximity to job opportunities.

The automobile continues as the primary means of transportation. The missing freeway segments and the Century Freeway have been completed. Bus service has been substantially improved. There is no mass rapid transit.

\*Low density includes single family detached units and mobile homes.  
\*\*Medium density includes twin homes, townhouses, garden apartments, and limited tower apartments.

ALTERNATIVE B

If we choose to move in the direction of Alternative B, Los Angeles County could look something like this at the turn of the century. . .

There are 7 million people, about the same as today. Population growth has slowed in the suburbs. More people remain in inner cities and older suburbs. Most low and moderate income families continue to live in older urban areas.

There are substantially more jobs. Many of the new jobs are located in the older urban areas.

Major Features of Alternative B

	Year 2000	Net Change from 1975
Population	7,000,000	Little or None
Jobs	3,540,000 jobs	+209,000 jobs
Total Dwellings	2,974,000 units	+267,000 units
Low Density*	1,675,000 units	- 43,000 units
Medium Density**	1,299,000 units	+309,000 units
Vacant Land Converted to Urban Uses		+ 34 square miles
Older Urban Area Rehabilitated or Rebuilt		+ 144 square miles

The housing stock is significantly larger. Most new dwelling units are townhouses and garden apartments (owned as well as rented) and many are located in inner cities and older suburbs. There are fewer single family homes than today. Some limited tower apartment construction has occurred in urban centers.

The urban area is only slightly larger than today. Extensive inner city areas have been revitalized through rehabilitation and reconstruction of residential, commercial and industrial areas. Older business districts have been rebuilt.

The public transit system consists of an expanded bus system emphasizing service to inner cities and older suburbs. Preferential treatment is provided on portions of some freeways. Nevertheless, autos continue as the dominant transportation mode. The Century Freeway has been completed, along with selected extension and improvements of other freeways.

ALTERNATIVE C

If we choose to move in the direction of Alternative C, Los Angeles County could look something like this by the turn of the century. . .

About one million more people live here. Most of them choose to live in suburban or urban fringe areas. Some older neighborhoods have fewer people as residents continue to move into the suburbs and urban fringes.

There has been a major increase in the number of jobs. Most are located in the suburbs. There are fewer jobs in some older urban areas.

Major Features of Alternative C

	Year 2000	Net Change from 1975
Population	8,000,000	+1,000,000
Jobs	3,940,000 jobs	+ 609,000 jobs
Total Dwellings	3,342,000 units	+ 635,000 units
Low Density*	1,092,000 units	+ 185,000 units
Medium Density**	1,440,000 units	+ 450,000 units
Vacant Land Converted to Urban Uses		+ 202 square miles
Older Urban Area Rehabilitated or Rebuilt		+ 114 square miles

The housing stock is much larger. Most new dwelling units have been built in suburban and urban fringe areas at low densities, including large numbers of single family homes. Only limited amounts of new medium density housing are located in inner cities.

Although the urban area is much larger, most new urban expansion is at low-to-medium density. New community and regional shopping centers have been built in the suburbs. Only limited revitalization of inner city areas has occurred. Some of the older neighborhoods have thinned out and a few are completely abandoned. Most new low and moderate income housing has been located in suburban areas to provide proximity to jobs.

The automobile continues to be the major means of transportation. In addition to construction of the missing freeway links, three new freeways--Century, Santa Paula and the Metropolitan Bypass--have been built. Bus service -- with preferential treatment on portions of some freeways -- has been extended to newly developed areas. There is no rapid transit.

ALTERNATIVE D

If we choose to move in the direction of Alternative D, Los Angeles County could look something like this at the turn of the century. . .

About one million more people live here. Most of them live in revitalized cities and in the pre-1975 suburbs, but a substantial number live in new urban fringe developments. Most low and moderate income families continue to live in older urban areas.

Major Features of Alternative D

	Year 2000	Net Change from 1975
Population	8,000,000	+1,000,000
Jobs	3,940,000 jobs	+ 609,000 jobs
Total Dwellings	3,442,000 units	+ 735,000 units
Low Density*	1,694,000 units	- 24,000 units
Medium Density**	1,748,000 units	+ 758,000 units
Vacant Land Converted to Urban Uses		+ 101 square miles
Older Urban Area Rehabilitated or Rebuilt		192 square miles

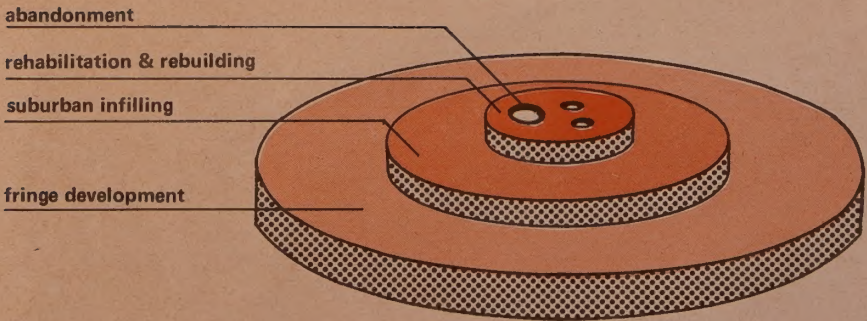
There has been a major increase in jobs. Most new jobs are located in older cities and in the suburbs which existed in 1975.

There is a much larger housing stock. Most new dwelling units are townhouses and garden apartments (owned as well as rented) located in the inner cities and in the pre-1975 suburbs. Many deteriorated houses in the inner city have been replaced by townhouses and garden apartments and there are fewer single family homes than today. There has been some limited tower apartment construction in urban centers.

Although much new urban development has taken place at medium densities in pre-1975 urban areas, substantial expansion of the urban area also has occurred. A few new regional shopping centers have been built. Extensive portions of older urban areas have been completely revitalized through rehabilitation and reconstruction of residential, commercial and industrial areas.

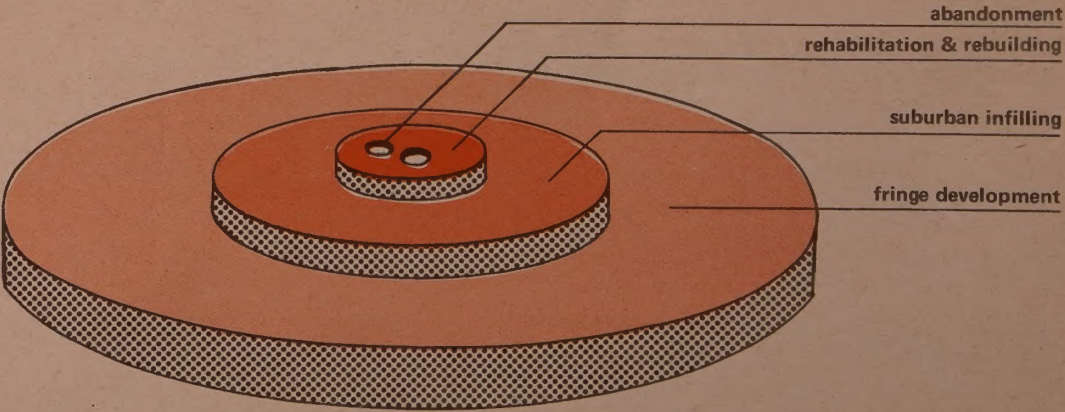
The missing freeway links and the Century Freeway have been completed and a new mass rapid transit system is in operation, connecting the urban core with the inner urban areas. Rapid transit is interrelated with a vastly expanded bus system with preferential treatment on freeways.

alternative A



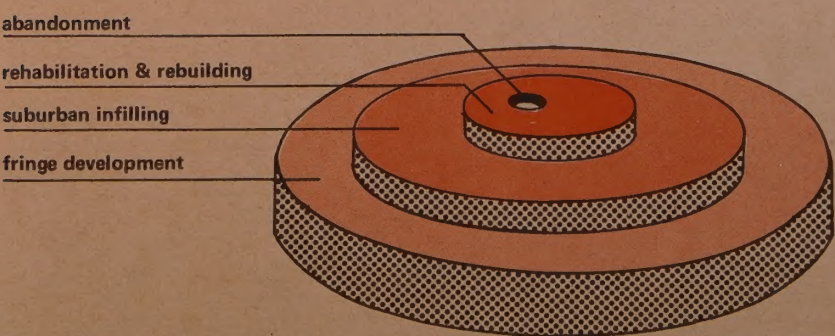
emphasis on dispersal - 7 million

alternative C



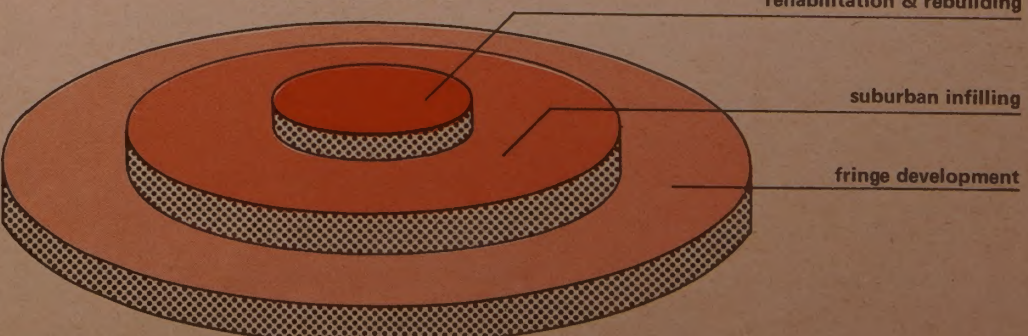
emphasis on dispersal - 8 million

alternative B

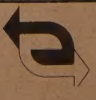


emphasis on concentration - 7 million

alternative D



emphasis on concentration - 8 million





COMPARISON OF ALTERNATIVES

Each of the four alternatives discussed is built upon interrelationships among population, land use, the economy, natural resources, the environment, transportation and services. None of the four choices presents an ideal state, rather the alternatives illustrate various emphases and mixes of these major components.

While many factors — tangible and intangible — should go into our decision, let us start by attempting to evaluate the impact of each of the alternatives on some of the most critical needs we have identified.

Saving Energy

Despite improvements in efficiency and in conservation, none of the projected alternatives is expected to achieve a net reduction in energy use. However, the concentrated patterns of development (Alternatives B and D) provide the lowest per capita energy consumption primarily because of reduced travel distances. In fact, even with a million greater population, Alternative D will require only a moderate increase in total energy over Alternative A.

Improving Air Quality

Anticipating improved automobile emission and point source controls, each alternative projects a significant reduction in air pollutants. However, a concentrated pattern of development will significantly reduce the emissions related to travel. Even with a million greater population, Alternative D achieves about the same reduction in emissions as is attained under Alternative A with a stable population and dispersed urban pattern. The greatest improvement in air quality is attained under Alternative B with a stable population and concentrated urban pattern.

Saving Water

Water consumption is expected to increase under all alternatives with substantial increases associated with Alternatives C and D because of the addition of one million persons and increased manufacturing employment. The dispersed Alternative C consumes the greatest amount of water because of the larger urban area with more lawns, landscaping, swimming pools and other uses. Alternative C may pose some threats to the quality of the water supply because of greater use of septic tanks and more urban pressure on watershed areas as well as a larger volume of liquid waste. The greatest saving in water is attained under Alternative B with a stable population and concentrated urban pattern.

Providing More Jobs

All the alternatives propose a major effort to strengthen the economy and assume success in reducing the unemployment rate to 4%. Proportionately, this will require a greater government effort under the stable population alternatives. To support a population growth of one million persons over the next 25 years, as projected in Alternatives C and D, will require 609,000 new jobs. The higher growth alternatives will require greater policy emphasis on creating jobs in such basic industries as manufacturing and tourism.

Providing More Affordable Housing

While many factors influence the cost of housing, it is clear that encouragement of the concentrated urban pattern could help keep costs down. A somewhat higher density of development will reduce unit site development costs. Under the higher population growth and dispersed urban pattern of Alternative C, the added difficulty of developing steeper, less accessible lands will result in higher unit costs.

However, the major advantage implicit in Alternatives B and D is the commitment to revitalize older neighborhoods and thus capture the value of the usable life of older homes that would otherside be lost through abandonment.

Preserving the Natural Environment

Any new urbanization will impact the natural environment. The higher growth alternatives, C and D, require the greatest amount of land consumption, the stable population alternatives the least. The concentrated urban pattern of Alternative B has the lowest impact on the natural environment. Only under Alternative C is there any major pressure on significant ecological areas and even in this case proper identification and planning can provide protection.

Agricultural land losses occur under all alternatives except B. Under C the projected loss is greatest. Los Angeles County urbanized its most productive agricultural land before 1975.

Under all alternatives, the amounts of solid and liquid waste increase. It is more difficult and costly to assure proper disposal and treatment under the dispersed alternatives than under the concentrated alternatives.

Protection from Natural Hazards

Seismic activity poses two types of threats: ground shaking and ground rupture. In general, ground shaking poses the greatest threat to higher density and more concentrated urban patterns. Thus the concentrated alternatives, B and D, rank highest in risk. Ground rupture poses the greatest threat in relationship to the number of people exposed so that the higher growth alternatives, C and D, rank highest. Overall Alternative D appears to be the worst situation for seismic risks.

Natural hazards such as wildland fires, floods, mudslides, erosion and landslides are apt to have greater impact as urban development encroaches into hillside areas. The limited remaining supply of vacant flat land in the south portion of the County increases the likelihood that urban expansion will occur in hazardous areas. In this regard, Alternative C poses the greatest potential threat to persons and property from natural hazards, and Alternative B the least.

Preventing Urban Blight and Deterioration

The concentrated alternatives, B and D, result in the greatest reduction in existing urban blight. Alternative A would result in the abandonment of as much as seven square miles of existing urban area. This would occur in the oldest, most deteriorated urban pockets of which there are a number throughout the County. While the dispersed alternatives, A and C, generate major new residential construction they also accept significant increases in the spread of blight into previously strong neighborhoods. Overall, the greatest prevention of blight is achieved under Alternative D and urban abandonment is avoided.

Enhancing Equal Opportunity

To maintain the fabric of our society we must work together to help all our citizens realize their highest capabilities without reference to who they are or what their social, economic, or racial status is.

The problems associated with enhancing equal opportunity involve all our institutions, both public and private, and involve questions that go far beyond that of selecting the most appropriate form of future urban development. Whichever alternative direction is selected, it must be accompanied by policies and programs to assure that opportunities for low and moderate income families are enhanced rather than restricted.

The concentrated alternatives, B and D, emphasize major revitalization of older urban areas. By encouraging investments in factories, institutions, and commercial and service establishments, new job and social opportunities can be provided to the residents of depressed neighborhoods. By making the older areas attractive, middle class residents can be retained and attracted, encouraging balance and stability.

The dispersed alternatives, A and C, emphasize the development of new suburbs. By encouraging low and moderate income homes in suburban locations near the factories, institutions, and commercial and service establishments already locating there, new job and social opportunities can be provided for deprived citizens. The growth alternatives, C and D, provide a greater range of job possibilities and may have some advantage over A and B in terms of economic opportunities.

Each of the proposed alternatives can provide enhanced opportunities, but must involve effective action to avoid trapping deprived citizens in abandoned neighborhoods without jobs, security or even hope.

Improving Public Transportation

All alternatives propose improvements in public transportation to meet the needs of citizens who are either too young, too old, too poor or handicapped to enjoy the advantages of a private automobile. However, only the concentrated alternatives provide a density of population sufficient to make major improvements feasible. Alternative B involves significant improvement in the frequency and coverage of bus transit with a resultant increase from 3% of all vehicle trips in 1975 to 10% in the year 2000. Only under Alternative D is a mass rapid transit system believed to be fully feasible; this results in a major increase of transit ridership from 3% to 15% of all vehicle trips.

Improving Health, Education, and Crime Control

It is difficult to correlate the physical form of our urban areas with social problems. Some may feel that high density and overcrowding deteriorates health, deter education, and encourage criminal behavior. However, within the range of the four alternatives, there is no evidence that higher density in itself has any negative influence. In terms of providing health, education and police services in a convenient and efficient manner there would appear to be some advantage to the concentrated higher density Alternatives B and D.

Promoting the Efficient Use of Governmental Resources

Reducing the cost of local government is a concern of all citizens today. The higher growth alternatives, C and D, will result in greater governmental costs, but not necessarily in the unit cost per family. The concentrated alternatives, B and D, result in a somewhat higher density which allows greater efficiency in the provision of many services from garbage collection to police patrol. These alternatives also have an advantage in fully using the life remaining in existing public facilities which otherwise would be lost through abandonment.

comparative evaluation

ALTERNATIVES	A	B	C	D		A	B	C	D
<b>POPULATION</b>					Energy Consumption (year 2000 increase over 1975 in million EBO's*/year)	+366	+238	+629	+443
Total Population (2000) years	7,000,000	7,000,000	8,000,000	8,000,000	<b>ENVIRONMENTAL QUALITY</b>				
Population Density (2000) (persons per urban square mile)	6,700	6,900	6,700	7,400	Air Pollutant Emissions (year 2000 decrease from 1975 in tons/day)	-4,800	-6,000	-3,100	-4,600
Change in Density (1970-2000) (persons per urban square mile)	-400	-200	-400	+300	Solid Waste (year 2000 increase over 1975 in million tons/year)	+2.1	+1.9	+3.6	+3.0
<b>LAND USE</b> (in square miles)					Liquid Waste (year 2000 increase over 1975 in gallons/day)	+36,000,000	+1,000,000	+146,000,000	+106,000,000
New Urbanized Land (1970-2000)	70	34	202	101	Water Quality (threat to water quality)	Moderate	Lowest	Greatest	Major
Areas Rehabilitated or Reconstructed (1975-2000)	90	144	114	192	Risk from Seismic Shaking	Lowest	High	Moderate	Highest
Urban Areas Abandoned (1970-2000)	7	1	2	None	Relative Noise Impact	Least	Moderate	Major	Greatest
<b>EMPLOYMENT</b>					Relative Environmental Protection Costs	Moderate	Lowest	Highest	High
Total Employment (2000)	3,540,000	3,540,000	3,940,000	3,940,000	<b>TRANSPORTATION AND SERVICES</b>				
Net Change in Employment (1975-2000)	209,000	209,000	609,000	609,000	Change in Vehicle Miles Traveled (millions miles/day in 2000)	0	-8	+12	-6
Unemployment Rate (2000)	4%	4%	4%	4%	Change in Person Trips (million trips/day)	+0.2	+0.2	+3.9	+3.9
<b>HOUSING</b>					Trips Diverted to Public Transit (2000)	6%	10%	7%	15%
New Units Constructed (1975-2000)	345,000	364,000	822,000	944,000	Relative Transportation Costs	Moderate	Lowest	High	Highest
Deteriorated Units Rehabilitated (1975-2000)	135,000	340,000	164,000	343,000	Relative Water & Waste Management Costs	Moderate	Lowest	Highest	High
Demolition of Units (1975-2000)	159,000	97,000	187,000	209,000	Relative Health, Education and Crime Control Costs	Moderate	Lowest	Highest	High
<b>NATURAL RESOURCES</b>					*EBO = Equivalent barrel of oil				
Loss of Agricultural Land (1970-2000 in square miles)	-20	no net loss	-35	-18					
Alteration of the Natural Environment	Moderate	Least	Most	Major					
Water Consumption (year 2000 increase over 1975 in acre - feet/year)	+108,000	+44,000	+405,000	+258,000					



DETERMINING TRADE-OFFS

The choices before us are tough, full of unknowns, and lacking in some of the optimism and idealism of an earlier era. It is increasingly evident that economic prosperity, environmental improvement, speedy private transportation, energy conservation and low density suburban living are not completely compatible goals.

Resources are limited and, unfortunately, not all needs can be met. Priorities have to be established. Just as you have to make choices in your budget, government must do the same. Realistically, we can not always have our cake and eat it too. As a warm-up to making choices about which alternative direction you prefer and to assist you in understanding the kinds of trade-offs involved in making that choice, we invite you to play the following game. Since you will have limited resources in playing this game, it will be necessary to sacrifice some things you desire in order to gain certain other things.

In this game, you have \$1,200 to spend on goods and services. The expenditures you make represent a combination of your personal costs and your share (taxes) of the cost to the general public resulting from the choices you make. Choose one item from each section. Indicate your choice in each section by an "x". Make choices you feel are realistic in terms of what you think is best for you, your children, and for the public. We suggest you complete the form first in pencil in case you want to change your mind about your initial choices.

1. HOUSING

- A. ☐ Single family detached home \$700
- B. ☐ Townhouse or twin-home (duplex) \$500
- C. ☐ Medium density apartment \$420
- D. ☐ High density apartment \$380

2. PLACE OF EMPLOYMENT

- A. ☐ Within five miles from home \$240
- B. ☐ Within 15 miles from home \$140
- C. ☐ Within 30 miles from home \$ 60
- D. ☐ More than 30 miles from home \$ 40

3. OPEN SPACE LAND RESOURCES

- A. ☐ Neighborhood parks \$ 50
- B. ☐ Regional Parks \$ 50
- C. ☐ Wilderness preservation \$ 40
- D. ☐ Open space between urban areas \$100

4. TRANSPORTATION

- A. ☐ Two private autos \$280
- B. ☐ One private auto \$100
- C. ☐ Fixed rail rapid transit \$200
- D. ☐ Neighborhood shuttle bus \$ 60
- E. ☐ Comprehensive public transit \$260

5. ENVIRONMENTAL QUALITY

- A. ☐ Healthy and attractive \$300
- B. ☐ Less attractive with physical discomfort \$120
- C. ☐ Hazardous to health \$ 40

Note: If you have selected a comprehensive system under Transportation (4E), you may deduct \$150 from 5A, or choice 5B becomes free.

6. ACCESS TO PUBLIC FACILITIES (SHOPPING, HEALTH CARE, SCHOOLS)

- A. ☐ Walking distance from home \$160
- B. ☐ Within five miles from home \$ 80
- C. ☐ Within 10 miles from home \$ 50
- D. ☐ Within 15 miles from home \$ 20

Note: If you have selected high density apartment under Housing (1D), you may deduct \$80 from 6A, or \$40 from 6B.

7. RECREATION AND CULTURAL PROGRAM

- A. ☐ Through mass media only \$ 10
- B. ☐ Walking distance \$180
- C. ☐ Within 15 miles \$140
- D. ☐ Within 25 miles \$100
- E. ☐ Within 40 miles \$ 40

Note: This game was originally designed by Ms. Murial Goldhammer, of Conference Associates, San Diego, California; it has been included with her permission.

Now that you have made your selections, please transfer your figures to the spaces below. Remember, you cannot spend more than \$1200.

TOTAL		AMOUNT SPENT
SECTION		
1. Housing		_____
2. Place of Employment		_____
3. Open Space Land Resources		_____
4. Transportation		_____
5. Environmental Quality		_____
6. Access to Public Facilities		_____
7. Recreation/Cultural Programs		_____
TOTAL		\$1200 (or less)

MAKING A CHOICE

Now that you have reviewed the alternatives, compared their relative capacity to meet critical needs, and completed the exercise to focus on the kinds of trade-offs involved, you may be ready to make a choice on which alternative direction you prefer.

Before you do, let us review some of the factors.

The two dispersed alternatives encourage the present way of life and allow more people to enjoy suburban-style living environments which appears to be the current preference. Nevertheless, none of the apparent affluence and prosperity of these directions can for long mask the plight of the deteriorating inner cities and increasing energy requirements. The dispersed patterns will lead to increased

urban pressure on the natural environment.

The two concentrated pattern alternatives focus considerable efforts on revitalizing the inner cities and curtailing urban expansion. Improved public transit is substituted for some private automobile trips, and land is used more efficiently by increasing residential densities. But the unmistakable consequence of this type of urban pattern is the increase in government involvement that would be necessary. Government would have to regulate and control land use, economic growth, transportation, and urban renewal on an expanded scale to achieve a concentrated pattern of development. Some people might conclude that their own individual choices are too severely restricted under these two alternatives.

We recognize that no one is likely to be entirely satisfied with any one of the four alternative directions which have been presented. However, we would like you to help set a direction for the County's General Plan by ranking the alternatives in order of your preference. In the space below, please rank the alternatives from 1 to 4 with 1 indicating the most preferred and 4 indicating the least preferred.

- A \_\_\_\_\_
- B \_\_\_\_\_
- C \_\_\_\_\_
- D \_\_\_\_\_

No one alternative represents a "cure-all" for all concerns of Los Angeles County residents. The alternative for which you

have indicated the strongest preference may have features which you dislike or it may lack something which you feel should be included. You may feel there are certain features, which, if added to one of the lower ranked alternatives, would raise it to the rank of the most preferred. Perhaps you feel a combination or blending of two alternatives would be best. Please use the space below to indicate such changes. Use extra sheets of paper if you wish.

When you have finished, just tear off this section and mail it to the Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012. We urge you to actively participate in the upcoming community meetings and again later at the formal public hearings.





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